

कल्याण डॉयिली महानगरपालिकेची पुनर्प्रसिद्ध  
विकास योजना प्रभाग क्रमांक १ व २  
महाराष्ट्र प्रादेशिक व नगररचना अधिनियम ५१६६  
चे कलम ३७(१) अन्वये मंजूर करण्याबाबत

महाराष्ट्र शासन  
नगर विकास विभाग,  
शासन निर्णय क्र.टीपीएस-१२०७/६०४/प्र.क्र.४९४/०८/नवि-१२  
मंत्रालय, मुंबई : ४०० ०३२,  
दिनांक :- १४ सप्टेंबर २००९.

शासन निर्णय : सोबतची अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात कोकण विभागीय पुरवणीत प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नोंदाने.

(अरोक्त वा. पाटील)  
वक्त्र अधिकारी

ग्रन्ति,

विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवी मुंबई.

आयुक्त, कल्याण-डॉयिली महानगरपालिका, कल्याण.

संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक, नगररचना, कोकण विभाग, कोकण भवन, नवी मुंबई.

उपसंचालक, नगररचना, विकास योजना, विशेष घटक, कल्याण महानगरपालिका, जि.ठाणे.

जिल्हाधिकारी, ठाणे.

सहायक संचालक, नगररचना, ठाणे शाखा, जिल्हाधिकारी कार्यालय, कोर्ट नाका, ठाणे.

सहायक संचालक, माहिती व जनसंपर्क संचालनालय, नवीन प्रशासनीय भवन, मंत्रालयासमोर, मुंबई

व्यवस्थापक, शासनकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई.

गहाराष्ट्र शासनाच्या साधारण राजपत्रात अधिसूचना प्ररिद्ध करून त्याच्या ३५ प्रती या विभागास व प्रत्येकी १० प्रती संचालक, नगररचना, महाराष्ट्र राज्य, पुणे आणि आयुक्त, कल्याण महानगरपालिका, जि. ठाणे यांना पाठवाव्यात.

कृपया विनंती करण्यात येते की, प्रस्तुतची अधिसूचना विभागाच्या संकेत स्थळावर प्रसिद्ध करावी.

निवडनस्ती (नवि-१२)

Urban Development Department,  
Mantralaya, Mumbai 400 032.  
Date :- 14 th September,2009

## NOTIFICATION

Maharashtra Regional and Town Planning Act, 1966

NO.TPS-1207/604/C.R.494/08/UD-12 Whereas, the Government of Maharashtra vide Urban Development Department's Notification No.KCC-1082/229/CR-18/82(i)/UD-20, dated 26<sup>th</sup> September, 1983 constituted the Kalyan Municipal Corporation, the limits of which are reconstituted vide Urban Development Department's Notification No.KCC-3090/1012/CR-105/ 90(i)/UD-23, dated 10<sup>th</sup> April, 1992 and the name of Kalyan Municipal Corporation is subsequently changed as the Kalyan-Dombivali Municipal Corporation (hereinafter referred to as "the said Municipal Corporation");

And whereas, the said authority by its administrative resolution No.552, dated 20<sup>th</sup> December, 1993 made a declaration under sub-section (1) of Section 23 of the Maharashtra Regional and Town Planning Act No.XXXVII of 1966 (hereinafter referred to as "the said Act") of its intention to revise the development plan sanctioned for the area within the jurisdiction of the erstwhile Kalyan and Dombivali Municipal Council limit as per the provision of Section 38 of the said Act and to prepare and publish revised Draft Development Plan for the area (hereinafter referred to as the said Revised Draft Development Plan) and to prepare and published draft Development Plan for the part of the said Municipal Corporation for the remaining area (hereinafter referred to as "the said Draft Development Plan") within the jurisdiction of the said Municipal Corporation under provisions of sub-section (2) of Section 21 of the said Act, and the notice of said declaration was published in the Maharashtra Government Gazette, Konkan Division, Part II, dated 23<sup>rd</sup> December, 1993 on page No.2142, 2143, 2144;

And whereas, Government of Maharashtra by its Notification issued from time to time has extended the time limit upto 30<sup>th</sup> September, 1999 to prepare the said Draft Development Plan for the said Municipal Corporation;

And whereas, the said Municipal Corporation published a notice under Section 26(1) of the said Act in the Maharashtra Government Gazette, Part II, page No.2353 dated 5<sup>th</sup> December, 1996 regarding publication of the said Draft Development Plan for inviting suggestions and objections from the public on the proposals of the said Draft Development Plan;

And whereas, the said Municipal Corporation by its resolution No.246, dated 4<sup>th</sup> April, 1997 constituted Planning Committee for hearing suggestions and objections received in respect of the said Draft Development Plan proposals and

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under the provisions of Section 28, sub-section (2) of the said Act, Government of Maharashtra by its resolution No.TPS-1297/352/CR-27/97/UD-12, dated 7<sup>th</sup> July, 1997 appointed four experts on the Planning Committee;

And whereas, the Planning Committee after giving hearing to the concerned persons submitted its report under Section 28(3) of the said Act to the Planning Authority on dated 20<sup>th</sup> October, 1999. And whereas considering the report submitted by the Planning Committee, the Kalyan Dombivali Municipal Corporation being a Planning Authority vide its general body resolution No.51,52 and 53 dated 2<sup>nd</sup> November, 1999 published the said plan so modified for the information of public as provided under Section 28(4) of the said Act;

And whereas, some of the modifications being of substantial nature, required to be republished under Section 29 of the said Act, has not been published by the Planning Committee;

And whereas, in accordance with the provisions of Section 30 of the said Act, the said authority is required to submit the said Development Plan to Government for sanction after completing all legal formalities within a period of 12 months from the date of publication of notice in regard to said Development Plan in Maharashtra Government Gazette i.e. 5<sup>th</sup> December, 1997;

And whereas, the said authority has submitted the said Draft Development Plan to Government on 4<sup>th</sup> December, 1999 for sanction under Section 30 of the said Act;

And whereas, after considering the remarks of Director of Town Planning, Maharashtra State, Pune, Government find it expedient not to sanction the said Development Plan under Section 31 of the said Act, but to appoint Planning Committee to prepare a correct base map and republish the proposals of the Development Plan and submit the same to Government for sanction;

And whereas the Government of Maharashtra has appointed a Planning Committee under sub-section 162 of the said Act under the Chairmanship of Commissioner, Konkan Division, Konkan Bhavan, Navi Mumbai;

And whereas, the said appointed Planning Committee under sub-section 162 of the said Act carried out some corrections in the base map and submitted the said Draft Development Plan to Government for sanction;

And whereas, the Government of Maharashtra, Urban Development Department vide its Notification No.TPS-1299/1910/CR-34/2000/UD-12, dated 3<sup>rd</sup> September, 2005 has sanctioned the said Development Plan (Sector I and Sector II) within its jurisdiction of K.D.M.C. limit, subject to modifications as Excluded Parts mentioned in certain part as shown on plan (numbered as EP-1, EP-2, etc.) in Green verge (hereinafter referred to as "the said Excluded Part");

And whereas, the Government of Maharashtra in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act, invited suggestions/objections to the proposed modification of the Excluded Parts numbered as EP-1, EP-2, etc. from general public by publishing Urban Development Department's Notice vide No.TPS-1299/1910/CR-34/2000/UD-12, dated 3<sup>rd</sup> September, 2005. This notice has been published in Maharashtra Government Gazette dated 8<sup>th</sup> September, 2005 and addendum to this notice was published in the Maharashtra Government Gazette dated 12 th January 2006 and further the Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai (hereinafter referred to as "the said Officer") was appointed as THE OFFICER under Section 31(2) of the said Act, by the State Government to hear the persons who filed objections/suggestions and was directed to submit his report to the Government;

And whereas, the said Officer has submitted his report to the Government vide letter dated 30<sup>th</sup> October, 2006;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary enquiries, the Government of Maharashtra is of the opinion that it is necessary to sanction the said Excluded Parts of Development Plan with some modifications;

Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and all the powers enabling it, in that behalf, the Government of Maharashtra hereby-

(a) sanctions the excluded parts of Development Plan as shown in Pink colour on the plan and more particularly described in the schedule appended hereto,

(b) extends the period for sanctioning the said excluded parts of draft Development Plan upto and inclusive of 14/9/2009.

(c) fixes 1<sup>st</sup> October 2009 to be the date on which the said Development Plan excluded parts, as sanctioned by the Government, shall come into force.

Note :

(A) Copy of the final Development Plan showing the Excluded Parts as sanctioned by the Government shall be kept open for inspection of the general public in the following offices during office hours on all working days for a period of one year :-

- (i) The Commissioner, Kalyan-Dombivali Municipal Corporation, Kalyan.
- (ii) Office of the Deputy Director of Town Planning, Konkan Division, Navi Mumbai.
- (iii) Assistant Director of Town Planning, Thane Branch, Thane.

(B) For E.P. Nos. 9,10,14,17,18,19,20,24,25,29,30,33,34,37,38,41,42,45, Total 18 E.P. of sector One Kalyan and E.P.No. 2,3,4,5,6,11,14,16,17,22,23,24,27,29,34 Total 15 E.P. of sector Two of

100

Dombivali ,Government has taken the decision to exclude area under existing authorised structures from reservation.The concerned land owner shall submit the proof showing that the structure mentioned in above E.P.No. is authorised, within one year from the date of this notification. After verification of the documents submitted by the land owner and after making necessary enquiry , if government finds that the structure is authorised then the area under such authorised structure will be dereserved as per the decision mentioned in the schedule appended herewith .In case no land owner claims or submit the application within the stipulated period of one year regarding proof showing that the structure is authorised, then the reservation will be deemed to be reinsisted on entire area . In any case, application received after the stipulated period of one year will not be considered ."

(C) This notification is also available on Government website [www.urbanmaharashtra.gov.in](http://www.urbanmaharashtra.gov.in)

By order and in the name of Governor of Maharashtra,

  
( Ashok B. Patil )  
Section Officer

**Development Plan of Kalyan-Dombivali  
KALYAN SECTOR-1, SCHEDULE-I**

**Schedule of sanctioned modifications of Substantial Nature  
Excluded Part**

Sr. No.	E.P. No.	Site No./ Purpose	Modifications of Substantial Nature proposed by the State Government under Section 31 of the M.R. & T.P. Act, 1966	Modifications of Substantial Nature sanctioned by the State Government under Section 31 of the M.R. & T.P. Act, 1966
1	2	3	4	5
1	1	22/C.W.C.	C.W.C. is partly deleted from reservation and proposed to be included in R-Zone and remaining area proposed to be redesignated as Children Welfare Centre as shown on plan. The appropriate authority is to 'Dr. Sharangandhar Trust'.	Sanctioned as proposed.
2	2	24/ Recreation Club and Garden 25/Fire Brigade	Site No.24, Recreation Club and Garden is partly deleted from reservation and propose to be included in Site No.25, Fire Brigade partly propose to be designated as shopping centre as a new site, site No. 24A as shown on plan. Site No.26. Ward Office is partly deleted from reservation and proposed to be included in Site No.25, Fire Brigade as shown on plan. The Site No.25 is proposed to be shown as existing Fire Brigade	New Site No.24A, Shopping Centre is deleted and included in Site No.24, Recreation Club and Garden Remaining excluded part sanctioned as proposed.
3	3	26/Ward Office and Octroi Naka	Ward Office and Octroi Naka is partly deleted and redesignated as Ward Office and partly area included in residential zone as proposed by Planning Committee is propose to be reinstated and redesignated as shopping centre and vegetable market as shown on plan.	Sanctioned as proposed.
4	4	30/Primary School	Part of this reservation is proposed to be included in Site No.31 (House of Dishoused) and remaining part is to be reinstated as Primary School as shown on plan.	Site No.30, Primary School is reinstated as per plan published under Section 26.
5	5	58/Primary School	This reservation is proposed to be reinstated and designated as "Housing for Dishoused" as shown on plan.	Site No.58, Primary School is reinstated as per plan published under Section 26.
6	6	60/High School	Part of this reservation is proposed to be deleted and included in R zone and remaining part is to be reinstated as shown on plan.	Site No.60, High School is reinstated as per plan published under Section 26.
7	7	61/Law and Judiciary Quarter	Part of this reservation is proposed to be deleted and included in R zone, remaining part is to be reinstated as shown on plan.	Sanctioned as proposed.
8	8	62/Fish Market	This reservation is proposed to be redesignated as "Library and Study Room" as shown on plan.	Sanctioned as proposed.
9	9	65/Play Ground 66/Primary School	Entire area of Site No.65 and 66 is proposed to be deleted from reservation and included in R zone as shown on plan.	Site No. 65 and 66 is reinstated Excluding area under existing authorised structures.
10	10	68/Parking	This reservation is proposed to be deleted	Site No. 68 is reinstated

			from reservation and included in R zone as shown on plan.	Excluding area under existing authorised structures
11	11	74/Dhobi Ghat	This reservation is proposed to be deleted from reservation and included in Site No 73 i.e. "Site for Rehabilitation of Slum Dwellers" as shown on plan.	Sanctioned as proposed , while developing the slum rehabilitation, 30% Recreational Ground shall be kept around the tank. This Recreational Ground shall be open for general public.
12	12	82/Play Ground	This reservation is proposed to be redesignated as Primary School and Play Ground and appropriate authority is "Sharda Mandir Sanshha" as shown on plan.	Sanctioned as proposed.
13	13	89/Municipal Market	This reservation is proposed to be reinstated and designated as Shopping Centre and Vegetable Market as shown on plan.	Sanctioned as proposed.
14	14	90/Recreational Ground	This reservation is proposed to be reinstated and designated as Dispensary as shown on plan.	Site No. 90, Recreational Ground is reinstated Excluding area under existing authorised structures.
15	15	91/Recreational Ground	This reservation is proposed to be deleted and included in residential zone as shown on plan.	Site No.91, Recreational Ground is reinstated as per plan published under Section 26.
16	16	92/Recreational Ground	This reservation is proposed to be redesignated as Library as shown on plan.	Site No.92, Recreational Ground is reinstated as per plan published under Section 26.
17	17	94/Primary School	This reservation is proposed to be redesignated as Cultural Welfare Centre as shown on plan	Site No.94, Primary School is reinstated. Excluding area under existing authorised structures
18	18	95/Primary School	This reservation is proposed to be deleted and included in Residential Zone as shown on plan.	Site No.95, Primary School is reinstated Excluding area under existing authorised structures
19	19	98/Play Ground	Part of this reservation is proposed to be deleted and included in Site No.97, House for Dishouse as shown on plan.	Site No.98, Play Ground is reinstated Excluding area under existing authorised structures
20	20	104/Garden 105/Mutton Market 106/Fish Market	The Site No.105 is proposed to be redesignated as Fish Market, Site No.106 is proposed to be redesignated as Mutton Market and Site No.104 is proposed to be redesignated as existing Koli Samaj as shown on plan.	Site No.104 - Garden, 105 - Mutton Market, 106 - Fish Market are reinstated Excluding area under existing authorised structures.
21	21	110/A.P.M.C. and 113/Fire Brigade	Part area of reservation No.110 is proposed to be deleted and included in Residential Zone, the alignment of 15 m. wide road is to be changed accordingly modification made under Section 37 by Government. And existing situation due to change in alignment of this road, the area of Site No.113 (Fire Brigade) is to be increased, also the area of C-1 zone is increased as shown on plan.	Site No.110 is reinstated as per plan published under Section 26. Remaining excluded part sanctioned as proposed.
22	22	111/Vegetable Market 112/Hawkers Zone	These reservations are proposed to be redesignated as Shopping Centre as shown on plan.	Site No.111, Vegetable Market and 112, Hawkers Zone are reinstated as per plan published under Section 26.

23	23	114/Veterinary Hospital 115/Dispensary 116/ House for dishoused	Site No.116 house for dishoused is proposed to be redesignated as slum improvement scheme as shown on plan.  Site No.114 Veterinary Hospital is proposed to be deleted and included in Site No.116 Slum improvement scheme as shown on plan.  Site No.115 Dispensary is proposed to be redesignated as Veterinary Hospital / Extn. to Veterinary Hospital as shown on plan.	Sanctioned as proposed.
24	24	118 / Garden	This reservation is proposed to be deleted and included in R-Zone as shown on plan	Site No. 118, Garden is reinstated Excluding area under existing authorised structures.
25	25	121 / Primary School	This reservation is proposed to be redesignated as Shopping Center as shown on plan.	Site No. 121, Primary School is reinstated Excluding area under existing authorised structures.
26	26	127 / Police Station	Part of this reservation is proposed to be shown as existing School and Play Ground as shown on plan.	Sanctioned as proposed.
27	27	144 / Vegetable Market	The part of west side of nalla is proposed to be deleted and included in R-Zone as shown plan.	Site No.144, Vegetable Market is reinstated as per plan published under Section 26.
28.	28.	152 / Shopping Center	This reservation is proposed to be deleted and included in commercial zone as shown on plan.	Site No.152, Shopping Centre is reinstated as per plan published under Section 26.
29.	29.	155 / Garden	Part of this reservation is proposed to be deleted and included in Site No.149 "House for Dishoused" as shown on plan.	Site No. 155, Garden is reinstated Excluding area under existing authorised structures.
30.	30.	156 / Play Ground	This reservation is proposed to be reinstated and designated as "High School and Play Ground" as shown on Plan.	Site No. 156, Play Ground is reinstated Excluding area under existing authorised structures.
31.	31.	161 / Garden	The part of this reservation is proposed to be deleted and included in R-Zone as shown on Plan.	Sanctioned as proposed.
32.	32.	162 / Primary School	The part of this reservation is proposed to be deleted and included in R-Zone as shown on plan.	Sanctioned as proposed.
33.	33.	164 / Garden	The part of this reservation is proposed to be deleted and included and included in R-Zone as shown on plan.	Site No. 164, Garden is reinstated Excluding area under existing authorised structures.
34.	34.	171 / Garden	Part of this reservation is proposed to be deleted and included in R-Zone and remaining area is proposed to be redesignated as "Tot'ot" as shown on plan	Site No. 171, Garden is reinstated Excluding area under existing authorised structures.
35.	35.	Survey No. 130/4 Pt. 9 & 15 m. road	The alignment of road is proposed to be changed as shown on plan.	Sanctioned as proposed.
36.	36.	182 / Garden	Northern part of this reservation having CTS NO.3109 Pt. is to be redesignated as "Tot'ot" (Site No.182) and remaining area of CTS No.3108 Pt. is proposed to be	Sanctioned as proposed.

			redesignated as "Dispensary and Maternity Home" as Site No 182-A as shown on plan	
37.	37.	185 / Garden	Entire area of this reservation is proposed to be deleted and included in R-Zone.	Site No. 185, Garden is reinstated Excluding area under existing authorised structures
38.	38.	180 / Garden	This reservation is proposed to be redesignated as a Shopping Center as shown on plan.	Site No. 180 Garden is reinstated Excluding area under existing authorised structures.
39.	39.	189 / Fire Brigade	This reservation is proposed to be redesignated as extension to KMT Depot.	Sanctioned as proposed
40.	40.	191 / Play Ground 190 / Garden	Site No.191 play ground is proposed to be deleted and included in Site No.190 Garden as shown on plan. Part of the S.No.128/6 is proposed to be deleted from reservation and redesignated as Cultural Welfare Center Site No.190A as shown on plan.	Sanctioned as proposed.
41.	41.	203 / Garden	Part of this reservation is proposed to be deleted and included in R-zone and remaining part of this reservation is proposed to be redesignated as Play Ground as shown on plan.	Site No. 203, Garden is reinstated Excluding area under existing authorised structures.
42.	42.	205 / Vegetable Market	This reservation is proposed to be deleted and included in R-zone as shown on plan.	Site No. 205, Vegetable Market is reinstated Excluding area under existing authorised structures.
43.	43.	206 / Shopping Center	Northern part of this reservation is proposed to be redesignated as "Police Chowki" remaining part of this reservation is proposed to be reinstated and designated as Parking Site No.206A and accordingly boundary of Site No.206 is to change as shown on plan	Site No.206, Shopping Centre is reinstated as per plan published under Section 26.
44.	44.	208 / Police Chowky	This reservation is proposed to be redesignated as Shopping Center as shown on plan.	Site No.208, Police Chowky is reinstated as per plan published under Section 26.
45.	45.	211 / Primary School	Part of this reservation is proposed to be deleted and included in R-zone as shown on plan.	Site No. 211, Primary School is reinstated Excluding area under existing authorised structure.
46.	46.	9m. East-West road on Southern boundary of Site No 199.	The 9 m. road on Southern side of Site No.201 is proposed to be shown as existing road and alignment of this proposed 9 m. wide road extended from Site No.199 upto residential area as shown on plan.	Sanctioned as proposed and area of 9 m. wide deleted road to the southern side of Site No. 199 is included in Residential Zone.
47.	47.	12 m wide road along the west of Nalla situated on West side of existing S.T. Stand.	There existing North-South 12 m road between Site No.140 and 141 shown as existing and shown proper alignment of actual Nalla as per Site condition as shown on plan.	12 m. wide road is shown on plan as per existing actual site condition.
48.	48.	18 m. wide South - East road along the	The width of 18 m. wide road is proposed to be 15 m. wide road as shown on plan.	18 m. wide South-East road along the southern side of Site No.67 is

		Southern side of Site No.67		reinstated as per plan published under Section 26.
49	49.	Existing boundary of Kalyan S.T. Stand near Kolvan Station	The part of existing Kalyan S.T. Stand is proposed to be deleted and redesignated as "Shopping Center" as new reservation (Site No.140A) as shown on plan.	Sanctioned as proposed
50	50.	C.T.S Nos. 1827, 1828, 1821 B of Kalyan	This area is proposed to be deleted from R-zone and included in Commercial zone as shown on plan.	C.T.S.Nos.1827,1828, 1821B of Kalyan are reinstated in Residential Zone as per plan published under Section 26.
51.	51.	C.T.S No.3266 A 18 m road	Alignment of 18 m. wide road is proposed to be changed as shown on plan.	Sanctioned as proposed
52.	52.	Existing Pathare Nursery	The entire land of Pathare Nursery is proposed to be included in R-Zone as shown on Plan.	Sanctioned as proposed.
53.	53.	130 / Meeting Hall	The designated of Site No.130 Meeting Hall is proposed to be change as Welfare Center as shown on plan.	Sanctioned as proposed.
54.	54.	Due to change in boundary.	Due to change in boundary of Kalyan City, Area of Site No.43 (Play Ground) and existing Tower of Silence is to be slightly increase as shown on plan.	Sanctioned as proposed.
55.	55.	Due to change in boundary	<p>Due to increase in limit of Northern side of old kalyan city upto limit of village Kolvali.</p> <p>Following sites / zones are proposed to be increased --</p> <ul style="list-style-type: none"> <li>(i) Site No.40 (Sweepers' Colony) on its Northern side.</li> <li>(ii) Site No.39 (KMC Mayor Residence) on its North-East side.</li> <li>(iii) The R-zone is S.No.40 and 41 on Northern Side of 30 m East-West wide road situated on Northern Side of Site No.37 (Police Commissioner Residence) is increased upto the boundary of village Kolvali.</li> </ul>	Sanctioned as proposed.
56.	56.	Due to change in boundary	The boundaries of S.No.37 to 40 and 43 situated in Site No.36 (Extn. to Jail) are changed and due to change in boundary of Kalyan City along the West side of S.No.37 is proposed slightly reduced.	Sanctioned as proposed.
57.	57.	Due to change in boundary	<ul style="list-style-type: none"> <li>(i) Area along the West side of Site No.101 (Ganesh Visarjan) is proposed to be increased.</li> <li>(ii) The alignment of North South 30m wide road situated along East side of Site No.101 is to be change and accordingly residential area is also proposed to be changed.</li> <li>(iii) The alignment of East-West Nalla situated on Southern Part of Site</li> </ul>	Sanctioned as proposed.

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No 101 is proposed to be change in boundaries of S No 282 284 to 300, 302 296 and 297 situated in existing A P M C and proposed to be changed

- (iv) The boundaries of S Nos situated in Site No 111 (Shopping Centre) and Site No 112 (Shopping Center) are proposed to be changed

All these (I, II, III, IV) are as shown on plan

58	58	Due to change in boundary	Due to change in boundary of Kalyan City between existing Valdham, Badlapur road and Southern side of Badlapur- Mumbai railway following sites / zone are proposed to be changed as follows -  (i) Area of land under ownership of railway is to be increased (ii) Area of overhead tank is to be increased (iii) Area of site No 198 (Garden) is to be reduced (iv) Existing Primary School and High School South side of Site No 199 is slightly increased	Sanctioned as proposed
			All these (I, II, III, IV) are as shown on plan.	

  
( Ashok B Patel )  
Section Officer

**Development Plan of Kalyan-Dombivali  
DOMBIVALI SECTOR-2, SCHEDULE-II**

**Schedule of sanctioned modifications of Substantial Nature**

**Excluded Part**

Sr. No.	E.P. No.	Site No./ Purpose	Modifications of Substantial Nature proposed by the State Government under Section 31 of the M.R. & T.P. Act, 1966	Modifications of Substantial Nature sanctioned by the State Government under Section 31 of the M.R. & T.P. Act, 1966
1	2	3	4	5
1.	1.	9/ Housing for Dishoused	Triangular portion of reservation is proposed to be deleted and included in residential zone as shown on plan.	Sanctioned as proposed.
2.	2.	11/Garden	Area under reservation is proposed to be deleted and included in residential Zone as shown on plan.	Site No. 11, Garden is reinstated. Excluding area under existing authorised structures.
3.	3.	12 / Parking	Area under reservation is proposed to be deleted and included in residential Zone as shown on plan.	Site No. 12, Parking is reinstated. Excluding area under existing authorised structures.
4.	4.	15 / Parking	Area under reservation is proposed to be deleted and included in residential Zone as shown on plan	Site No. 15, Parking is reinstated. Excluding area under existing authorised structures.
5.	5.	28 Dispensary and Maternity Home.	Out of this reservation area admeasuring about 150 sq.mt. of CTS No.385 (Pt.) is proposed to be reserved for Maternity Home and remaining area proposed to be deleted from reservation and including in residential zone as shown on plan.	Site No. 28, Dispensary and Maternity Home is reinstated. Excluding area under existing authorised structures.
6.	6.	34 / Primary School	Area under reservation is proposed to be deleted and included in residential Zone as shown on plan.	Site No. 34, Primary School is reinstated. Excluding area under existing authorised structures.
7.	7.	49/ Primary School and Secondary School	This reservation is proposed to be reinstated and designated as "Shopping Centre" as shown on plan.	Site No.49, Primary School and Secondary School is reinstate as per plan published under Section 26.
8.	8.	52A / Housing for Dishoused	This reservation is proposed to be deleted and included in residential zone as shown on plan	Sanctioned as proposed.
9.	9.	52 / Dispensary	This reservation is proposed to be deleted and included in residential zone as shown on plan.	Sanctioned as proposed.
10.	10.	54/ Garden	This reservation is proposed to be re- designated as Housing for Dishoused as shown on Plan.	Excluding area under existing pumping station, remaining portion of Site No. 64, Garden is reinstate.

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11.	11.	60/ Recreational Ground	This reservation is proposed to be deleted and included in residential zone and existing well should be retained.	Site No. 60, Recreational Ground is reinstated. Excluding area under existing authorised structures.
12.	12.	61/ Housing for Dishoused	The partly area of this reservation proposed to be deleted from reservation and included in residential zone as shown on plan.	Sanctioned as proposed
13.	13.	62 / Play Ground 63/ Gymnasium	Partly 800 Sq. Mtr. area from CTS No.8769 and 8770 is proposed to be shown as Gymnasium and the remaining land under reservation No.62 and 63 is proposed to be shown as existing Patkar High School for education purpose as shown on plan.	Sanctioned as proposed.
14.	14.	64 / Fire Brigade	Part portion of reservation is proposed to be deleted and included in Residential Zone as shown on plan.	Site No. 64, Fire Brigade is reinstated. Excluding area under existing authorised structures.
15.	15.	76 / Garden	Entire reservation land is to be deleted from reservation and land under High Tension Line is proposed to be shown as existing open space as shown on plan.	Site No.76, Garden is reinstated as per plan published under Section 26.
16.	16.	77/Extension of Drama Theatre	CTS No 8893 is proposed to be deleted from reservation No.77 and included in residential zone as proposed by Planning Authority is proposed to be reinstated and designated as Play Ground. The proposed 20 ft. wide road is proposed to be shown as Existing road and appropriate authority for Drama Theatre is proposed to be shown as Dombivali Co-op. Society as shown on plan.	Site No. 77, Extension of Drama Theatre is reinstated. Excluding area under existing authorised structures.
17.	17.	80/ Muster Shed and adjoining land use.	Reservation of muster shed and adjoining land use is proposed to be deleted and included in residential zone and open space as proposed by Planning Committee reinstated. The portion of deleted land under high tension line is proposed to be open space and remaining part of reservation and adjoining land is redesignated as Play Ground as shown on plan.	Area under High Tension Line with required safety distance is shown as open space. Site No. 80, Muster Shed and adjoining land use is reinstated excluding area under existing authorised structures, as shown on plan.
18.	18.	81/ Garden	The entire reservation is proposed to be shown for school purpose as shown on plan	Sanctioned as proposed.
19.	19.	82 / High School	The portion of land is proposed to be deleted and included in residential zone and towards road side area is proposed to be commercial purpose as shown on Plan. Also the CTS Nos.11423 to 11428 is included in reservation list.	Sanctioned as proposed.
20.	20	83 / Garden	The entire reservation is proposed to be redesignated as "Hospital" as shown on plan.	Sanctioned as proposed
21.	21.	85 / Garden	The portion of reservation is proposed to be redesignated as "Library" reservation No 85A as shown on plan.	Site No.85, Garden is reinstated as per plan published under Section 26.
22.	22.	89 / Vegetable Market	Part portion of reservation is deleted and proposed to shown as "Existing Vegetable Market" and remaining portion is proposed to be deleted and included in residential zone as	Site No. 89, Vegetable Market is reinstated. Excluding area under existing authorised structures.

			shown on plan.	
23.	23.	93 / Garden	Land under CTS No. 10568 of this reservation is proposed to be redesignated as "Gymnasium" as reservation No 93A. Land under post office and M.S.E.B Office are shown as existing use of post office and M.S.E.B. office as shown on plan	Site No. 93, Garden is reinstated. Excluding area under existing authorised structures.
24.	24.	95/ Shopping Center	The part area from west-north side of this reservation is proposed to be deleted and included in R-Zone. Remaining side of reservation is proposed to be redesignated as "Dispensary and maternity Home" as shown on plan.	Site No.95 is reinstated as Shopping Centre and Dispensary & Maternity Home as shown on plan. Excluding area under existing authorised structure
25.	25.	100 / Garden	This reservation is proposed to be deleted and included in residential zone as shown on plan.	Sanctioned as proposed.
26.	26.	105 / Garden	This reservation is proposed to be deleted and designated as "Slum Improvement Scheme" as shown on plan	Sanctioned as proposed.
27.	27.	106 / Housing for Dishoused	CTS Nos.5123 to 5131 is proposed to be deleted and included in R-Zone and remaining area of reservation is to be reinstated as shown on plan.	Site for Housing for Dishoused is reinstated as Site No.106-A & 106-B as shown on plan. Excluding area under existing authorised structures.
28.	28.	107/ Play Ground	The area under existing structure of this reservation is proposed to be deleted and included in R-Zone and partly Southern portion of this reservation is proposed to be designated for "Rehabilitation Purpose" for existing structure holder of this reservation	Sanctioned as proposed With addition of word that (i.e.sweepers) after structure holder.
29.	29.	109/ Recreational Ground	This reservation is proposed to be reinstated and designated as "Library" as shown on plan.	Site No. 109, Recreational Ground is reinstated. Excluding area under existing authorised structures.
30.	30.	111/Parking	This reservation is proposed to be redesignated as "Gymnasium" as shown on plan.	Site No.111, Parking is reinstated as per plan published under Section ■■■■■
31.	31.	113/ Garden	The part area of north side of this reservation is proposed to be redesignated for "Slum Improvement Scheme" Site No.113A and south part area under High tension line of this reservation is proposed to be shown as "Open Space" Site No 113 B as shown on plan.	The part area of north side of this reservation is redesignated for "Slum Improvement Scheme" Site No.113A and south part area under High tension line of this reservation is reinstated as Garden, Site No.113 as shown on plan.
32.	32.	115 / Garden	The part area from this reservation is proposed to be deleted and included in R-Zone as shown on plan.	Site No.115, Garden is reinstated as per plan published under Section 26.
33.	33.	121 / Dispensary	The part of western side of this reservation is proposed to be deleted and included in R-Zone and remaining area is reinstated as Dispensary as shown on plan.	Sanctioned as proposed.
34.	34.	122 / Garden	This reservation is proposed to be deleted	Site No. 122, Garden is reinstated. Excluding area

			and included in residential zone as shown on plan.	under existing authorised structures.
35.	35.	131/Veg. Market 132/ Mutton Market	Reservation Site No 131 is proposed to be redesignated for 'Fish Market'  Reservation Site Nos.132 and 133 is proposed to be included in adjoining reservation Site No 134 'Garden' as shown on plan.	Sanctioned as proposed
36	36.	68 / Towards east side North South Road	Towards Eastern side of reservation No 68, North South road is proposed to be deleted and existing road shown on plan as per Site condition and area so deleted of proposed road is to be included in residential zone as shown on plan.	Towards eastern side of Site No.68, North-South road is reinstated as per plan published under Section 26,
37	37.	Site No.88, Parking and 21m wide road	Site No.88 and 21 m. D.P. road is proposed to be deleted. The 12m wide and 9 m. wide road is proposed and the Site No.88 is shifted and reinstated between 12 m. and 9m. wide road as shown on plan.	Sanctioned as proposed
38	38.	Site No.2 Fish & Mutton Market	The entire reservation is proposed to be shown for Garden as shown on plan.	Sanctioned as proposed

  
 ( Ashok B. Patil )  
 Section officer